



# ONE MONUMENT SQUARE



An aerial photograph of a city street, likely in Boston, showing a mix of historic and modern buildings, a river, and a large open area. A semi-transparent red rectangle is overlaid on the image, containing the title and a list of agenda items.

# Opening Remarks Mayor Patrick Madden

- Welcome
- Introductions
- Over three workshops and follow up conversations we have listened to your visions for Monument Square.
- Tonight our team will show us how your ideas have shaped our current vision concept.
- We will lay out the steps we are taking to try and make this happen.



# Tonight's Agenda

- **Presentation: PLACE Alliance/River Street.**
- **Reframing the problem we're trying to solve.**
- **What's happened since the last meeting: due diligence to advance the vision.**
- **Fly through of revised concept & discussion.**
- **How do we move forward?**
- **Q & A**





# Advisory Committee

- **Sam Chiappone**
- **Katie Hammon**
- **Heidi Knoblauch**
- **Dan Lyles**
- **David Nathanielsz**
- **Chris Nolin**
- **James Rath**
- **Leslie Tash**
- **John Wimbush (NYS DOS)**

# Project Team





How did we get here?



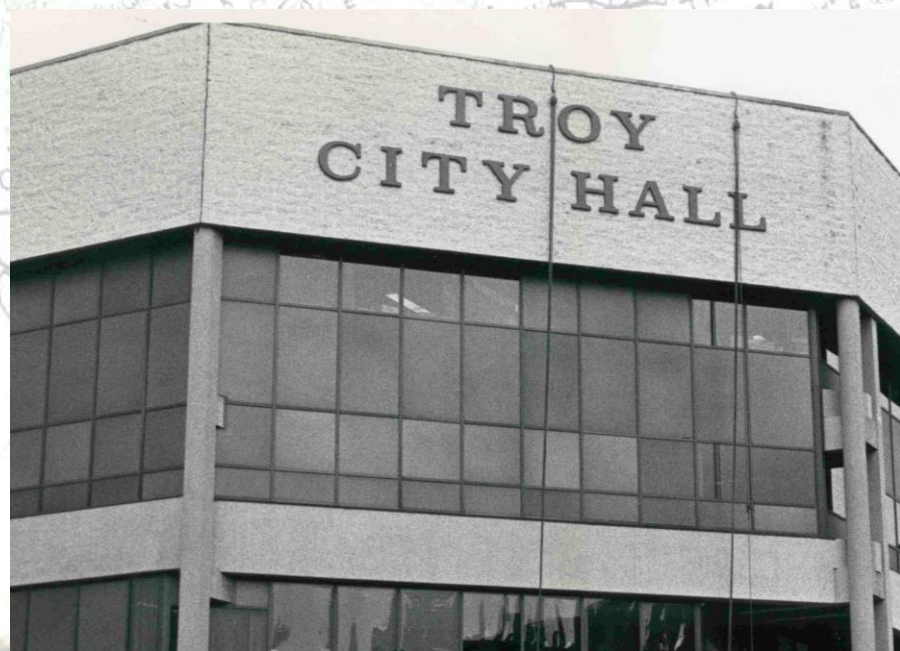
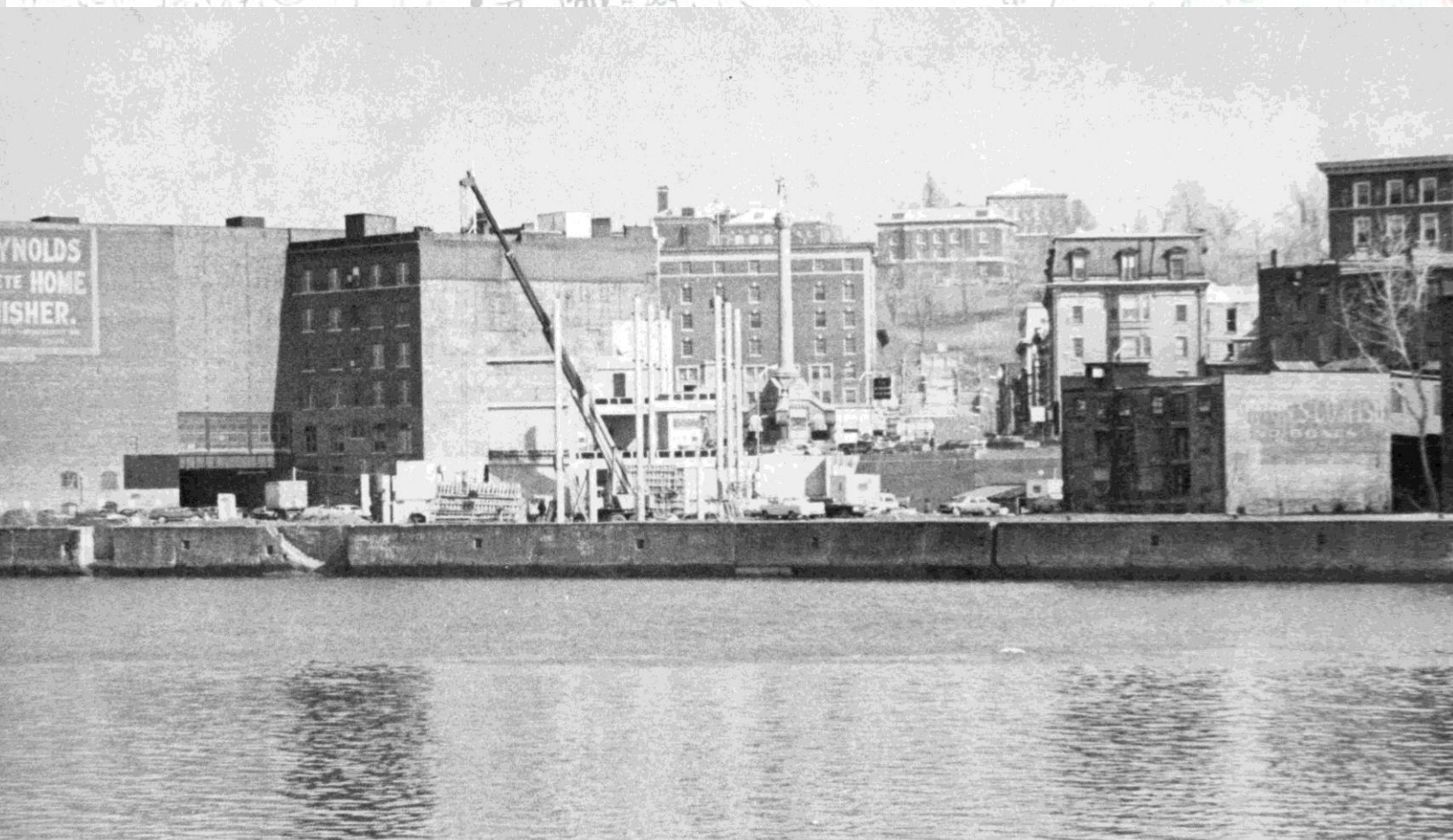
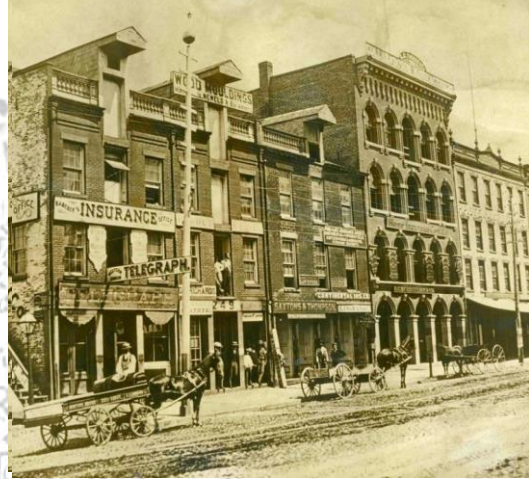
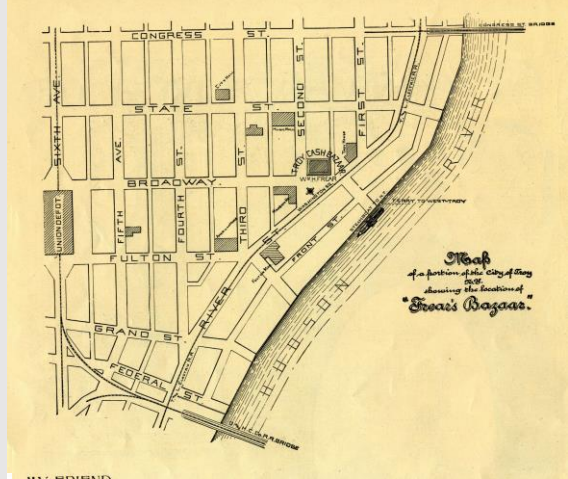
# Development history of the site.

- Extraordinary City debt burden and deepening national economic crises.
- The wrecking ball flew in 2011.
- City Hall move to 6th Ave. in 2010, and to Hedley Building in 2012.
- Two rounds of traditional preferred developer RFP process with site and building standards.
- 2016 community meeting.
- Two more rounds of developer driven design.

## Most developer responses proposed mixed use:

- 100+/-residential units (usually market rate).
- Mix of retail, commercial, public, and institutional uses.
- Year round home for the Troy Waterfront Farmers Market.
- Theater complex.









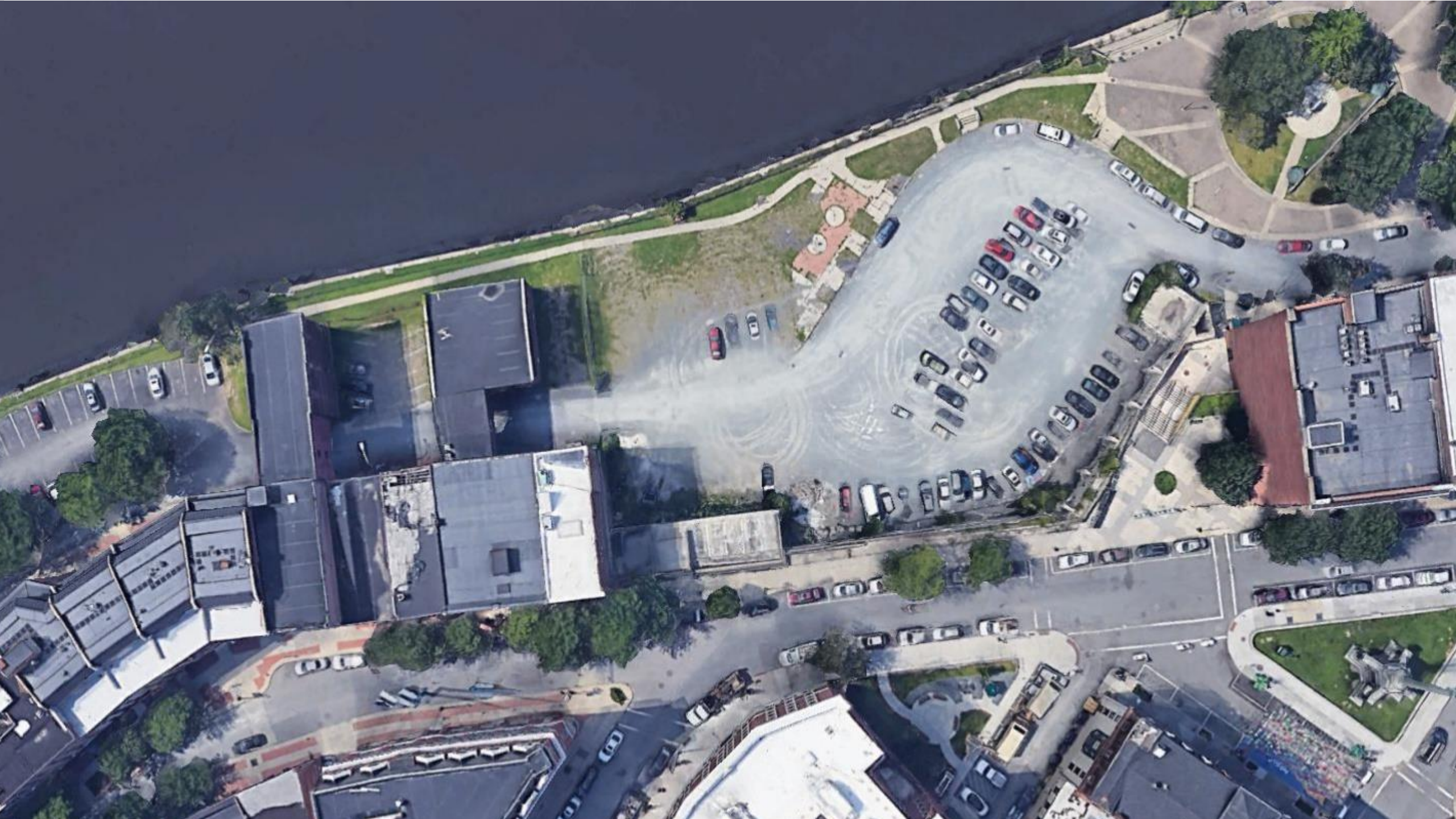




1 Monument Square

Front S







# 2016 Community Meeting

Report backs in 2016 focused on:

- Gathering spots, plazas, recreation, events, park access, farmers market, etc.
- Visual & physical river connection.
- Maintain market rate/affordable housing balance.
- Retail that supports downtown living, like a grocery store.
- Parking for onsite uses and the public.
- Character and scale of modern structures in traditional setting.



# Community response to past proposals.

- Concerns emerged:
  - Uses
  - Infrastructure
  - Parkland
  - Parking
  - Viewshed
  - Quality of architecture/buildings materials etc.
- Community members liked some proposals better than others, but there was no “out of the park” winner.
- Process became contentious at points.
- Call for more community control at well attended meeting in 2016.
- Public supported taking time using an approach to bring the public together with professionals to envision the site.
- A fresh start with nothing on or off the table.



# 1 Monument Square Information

- Full site is 1.6 acres. Development Area is 1.2 acres. Esplanade is 0.4 acres.
- In 100 yr. floodplain. 18 ft grade change.
- Maintain 50 feet deep river setback.
- Maintain physical & visual river access.
- Front Street can be realigned but must cross site/provide emergency and fire fighting access to all buildings.
- Maintain immediate proximity to nearby buildings.
- Address variety of utilities that cross the site.





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**Required Building  
Access**

**20" Water Line**





## Water Distribution

- Water Mains
- System Valves
- Hydrants
- Hydrant Valves

## Waste Water Collection

- Storm Runoff
- Combined
- Sewage
- RCSD Interceptor
- Overflow Pipe
- Catch Basins
- Sewer Manholes

**One Monument Square – August 2016**

City of Troy Department of Public Utilities





## An aerial photograph of a city, likely St. Louis, Missouri, showing the Mississippi River and surrounding urban areas. The image is overlaid with three concentric red circles. A black arrow points from the top right towards the center of the circles, and another black arrow points from the bottom towards the center. The top portion of the image is partially obscured by a white banner with handwritten text in various colors, including 'BAR 6', 'SHOOTING', 'BUTTS', and 'GREEN SUE'.



for 100

DOB pink  
Dance



## One Monument Square











Google Earth

Image Landsat / Copernicus  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO















# Workshop Overview

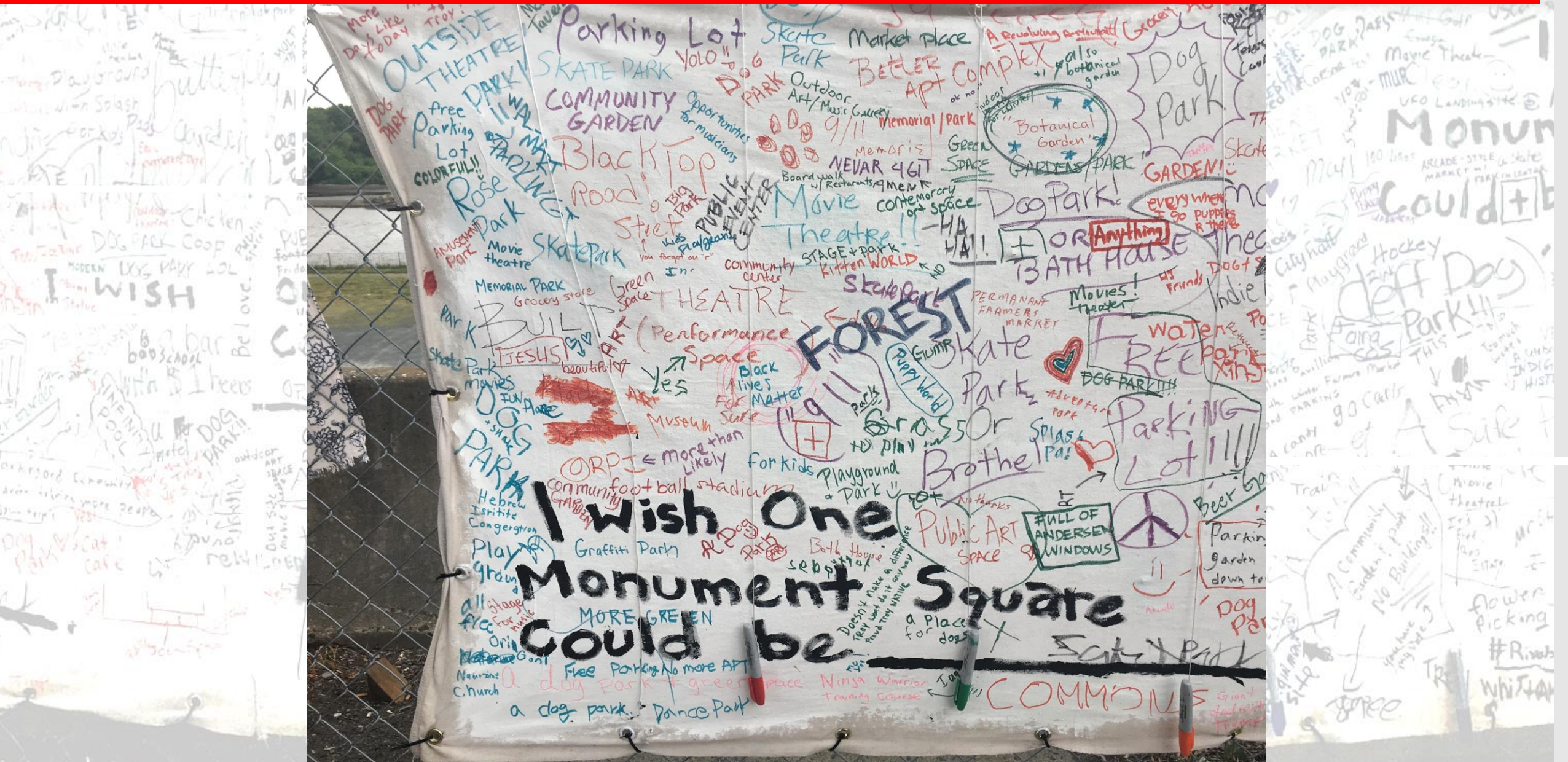








# Filling the Blank Canvas





# Filling the Blank Canvas









# Purpose: A Fresh Start

- Engage in a frank discussion about public wishes.
- Establish high expectations worthy of this City and this prominent site.
- Evolve ideas for the space, discuss and debate them, and refine the concepts.
- Reach the broadest possible agreement about ways to:
  - Connect new public space to the park and River.
  - Solicit private investment consistent with standards and building types.
    - Secure funds and structure sensible public incentives.
- Continue to consult the public at each step in the process.





# Monday Night





# Monday Group Discussion



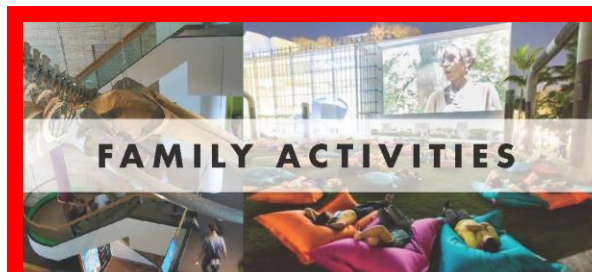
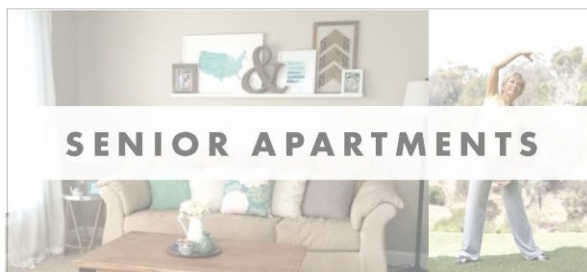


# Use Preference Recap



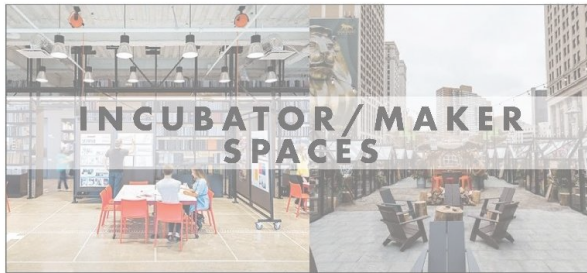
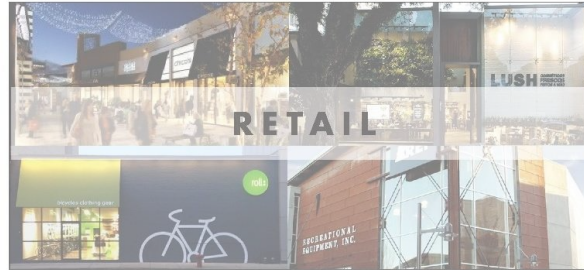


# LIVE





# WORK





# PLAY

## OPEN GREEN SPACE

## MUSEUMS/ARTS

## COMMUNITY GATHERING

## DIRECT WATERFRONT ENGAGEMENT

## MUSIC VENUES

## PLAYGROUND

## OUTDOOR PLAY

## INDOOR PLAY

## RESTAURANTS / BARS

## ENTERTAINMENT / FESTIVALS



# Key takeaways Monday PM

- **STRONG CIVIC NEED**
- **FEXIBLE INDOOR CIVIC SPACE**
- **SIGNIFICANT OUTDOOR CIVIC SPACE**



# Wednesday Night - Open House





# Group Discussion





# Key takeaways Wednesday PM

- **ELEVATE THE PLAZA**
- **MAKE TROY HALL GRANDER**
- **CONSIDER MORE OFFICE SPACE TO REPLACE RESIDENTIAL**
- **ENHANCE VIEWSHEDS**
- **ACCESSIBILITY**
- **LARGER PLAYGROUND IN PARK**







# Thursday - Public Design Review Meeting



1. SITE IN ITS LARGER CONTEXT
2. PLACE FOR THE PEOPLE OF TROY



# Key takeaways from the Workshop

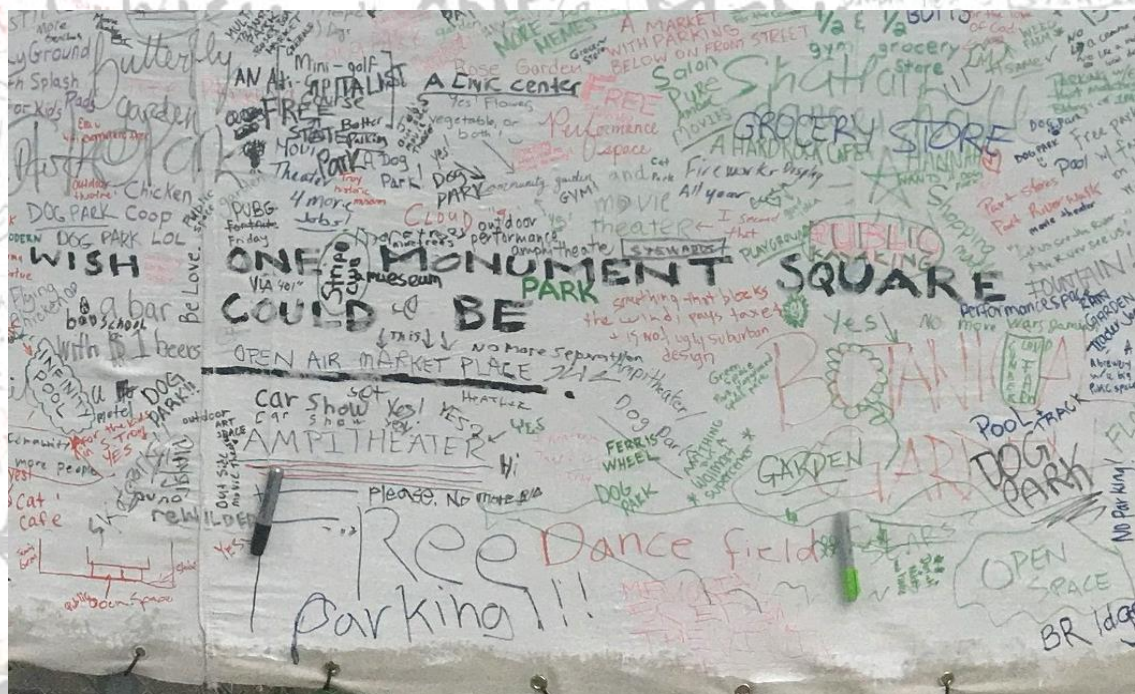
- **SITE IN ITS LARGER CONTEXT**
- **PLACES FOR THE PEOPLE OF TROY**







**A place for all of these people! A place that could do a lot of these things!**































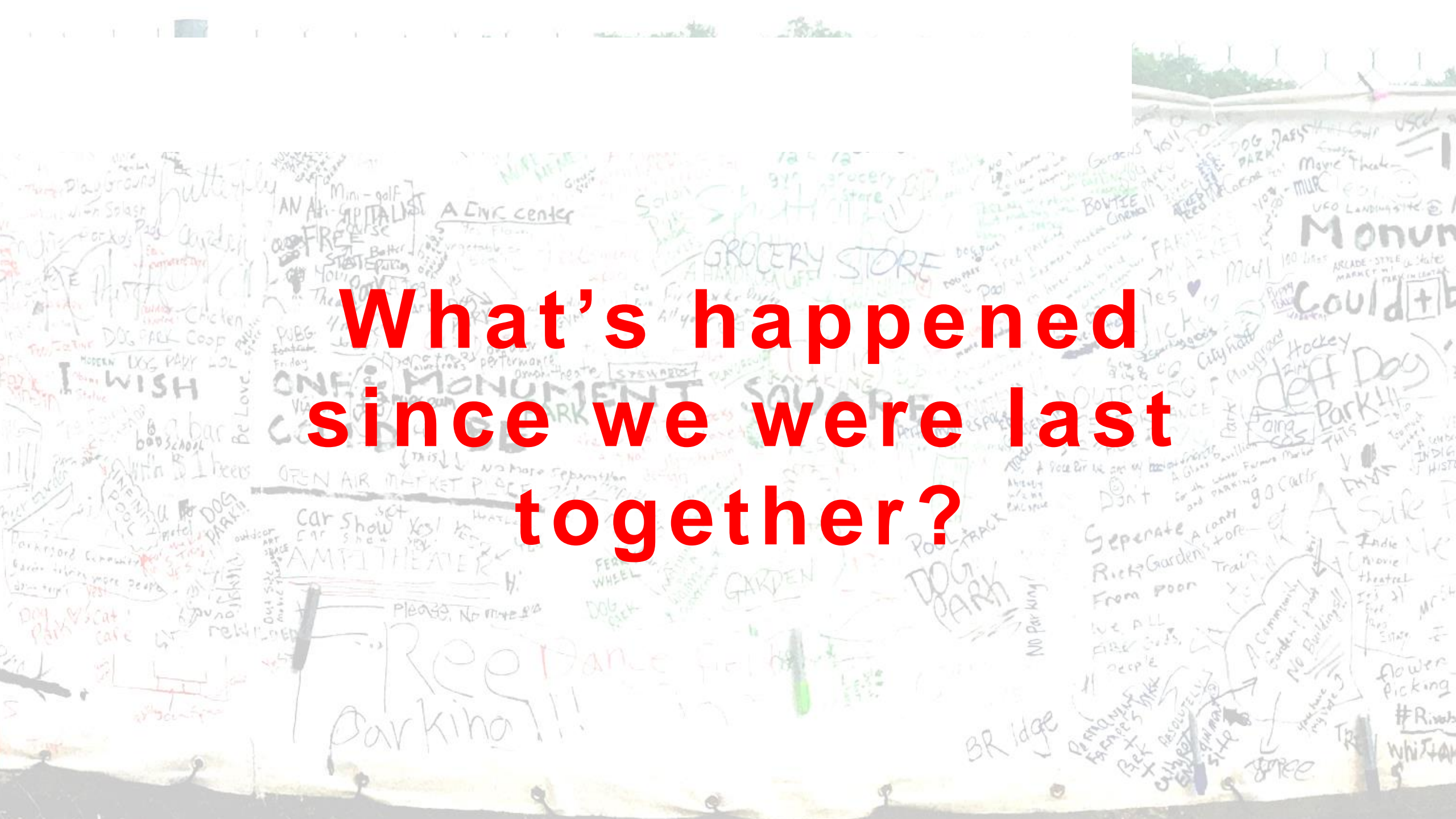




**Where We Left Off...**







**What's happened  
since we were last  
together?**



# Advisory Committee Meetings

## Advisory Committee feedback:

- Shared enthusiasm following the workshop.
- Recognize that there are always tradeoffs.
- Focus on partnerships, feasibility, and challenges.
- Maintain the integrity of the public and civic spaces.
- Concept should realistically reflect feasibility of development financing - even if that means making buildings taller.
- If City/State/Partners can “lock in” public components it will be a significant incentive to developers.



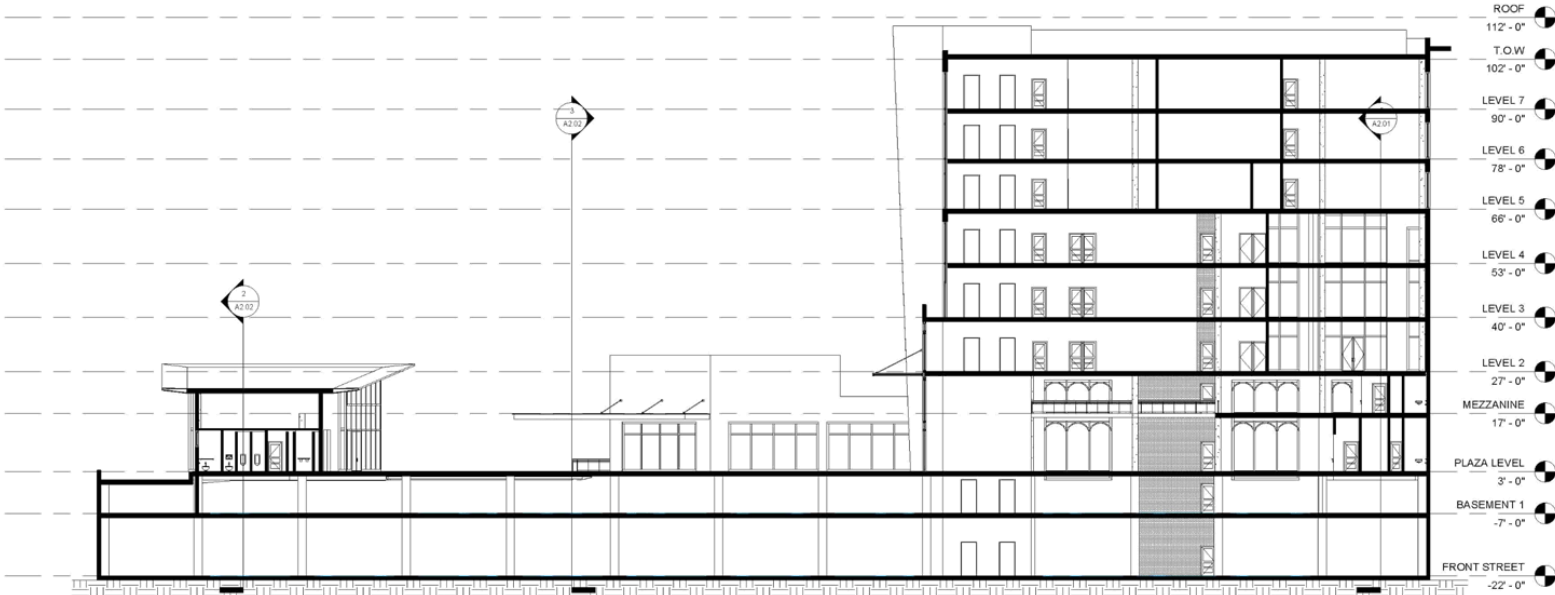
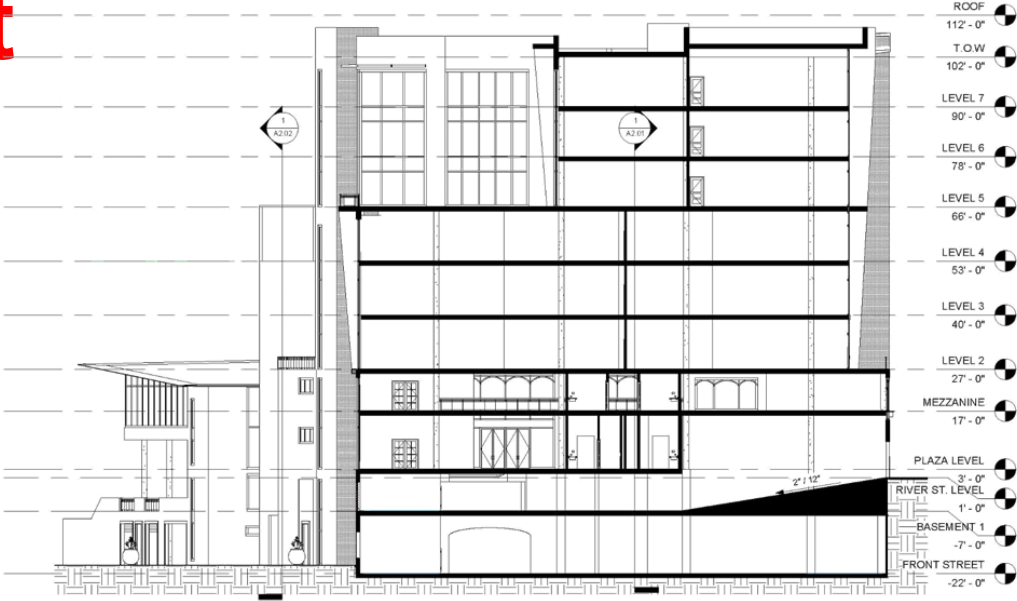
# Developer Meetings

**Input from developers who build a range of projects to discuss feasibility:**

- **Positive response to the concept.**
- **Agreed site is unlike any other in the Region and beyond!**
- **Agreed concept would be unique in the Region and beyond!**
- **Recognized the site's complexity and challenges.**
- **Differing opinions on best combination of uses.**
- **Consensus that additional sq., ft. is needed for the project to be financially viable.**
  - **We said: buildings can't grow horizontally and reduce civic space.**
  - **They said: then we need to go higher.**
- **Agreed that City providing parking structure, repairing infrastructure, and building the base/public plaza would be a significant incentive.**



# Architectural Advancement





# Architectural Advancement





# Architectural Advancement



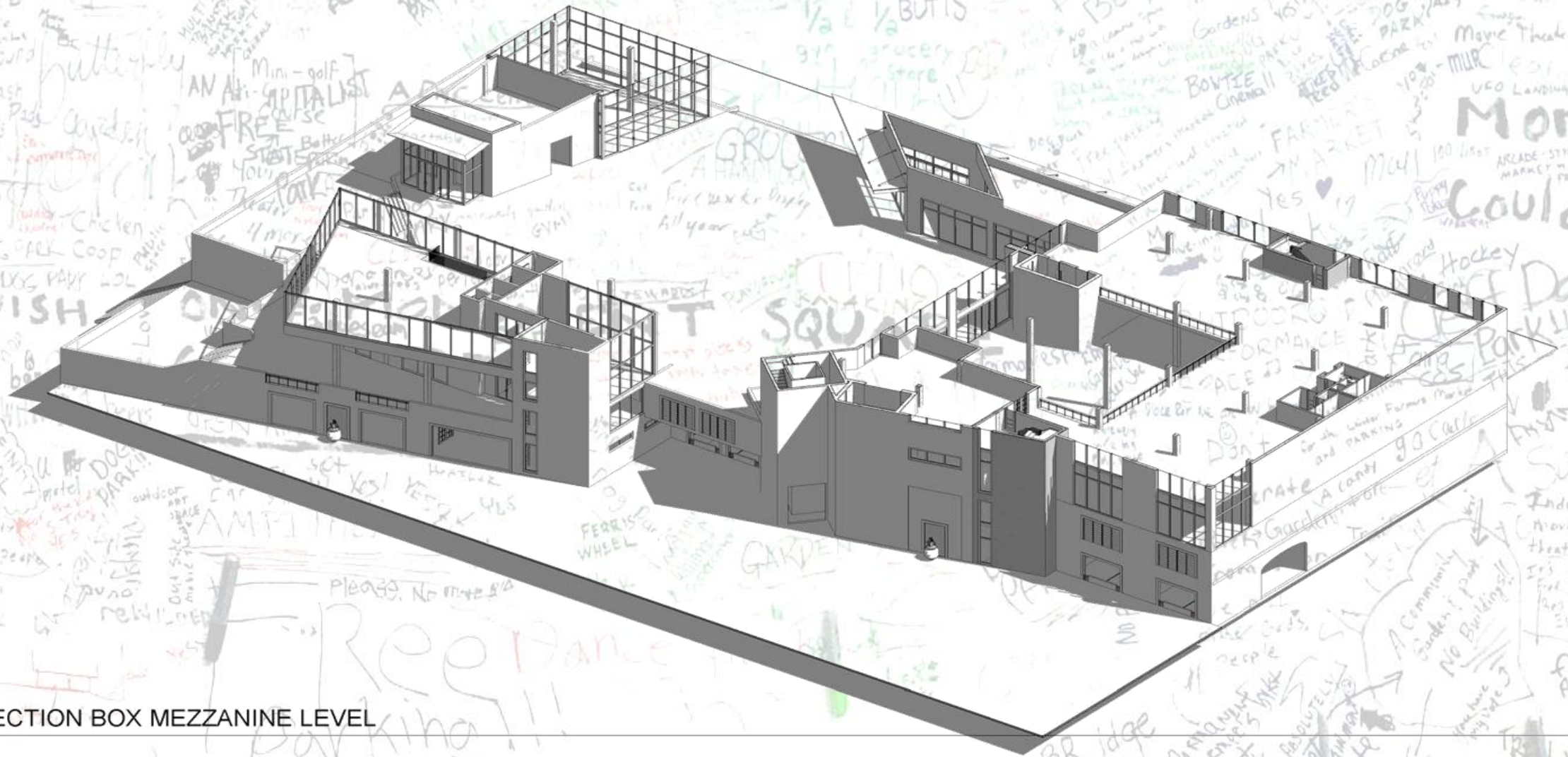


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1



# Architectural Advancement



2

SECTION BOX MEZZANINE LEVEL



# Architectural Advancement

BOX LEVEL 6 - 7

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# Architectural Advancement

SECTION BOX AXONOMETRIC 01

2

2



# Architectural Advancement

SECTION BOX AXONOMETRIC 02

①





**The City listened  
and wants to  
tell us something.**



# We're with you.



# How our public-driven approach helps...

- Subsidy goes directly to public amenities instead of the developer – ensuring our expectations are met.
- Has positive impact on surrounding businesses and the whole community.
- Aims to create a better balance between public space and private sector needs.
- Creates a prominent development-ready site that:
  - Communicates to developers that Troy is in the game.
  - Enables sale of air-rights over the plaza to developers/partners.
  - Frees up developer funds to build better buildings that meet our standards.



# It won't surprise you that...

- City Hall demo didn't leave a development-ready site.
- Our big hole is a very complicated site.
- Developers can/do present best case scenarios in proposals... but...
  - Some conditions remain unknown.
  - Some past proposals showed one level of parking
    - parking drives cost more than anything else.
  - They needed to economize: some used building materials that didn't match the City's character and quality.

## THE CITY

- Has the absolute responsibility to do thorough due diligence and tell you the unvarnished truth.

So...

- That's what we're working on now.



# **We're evaluating if....**

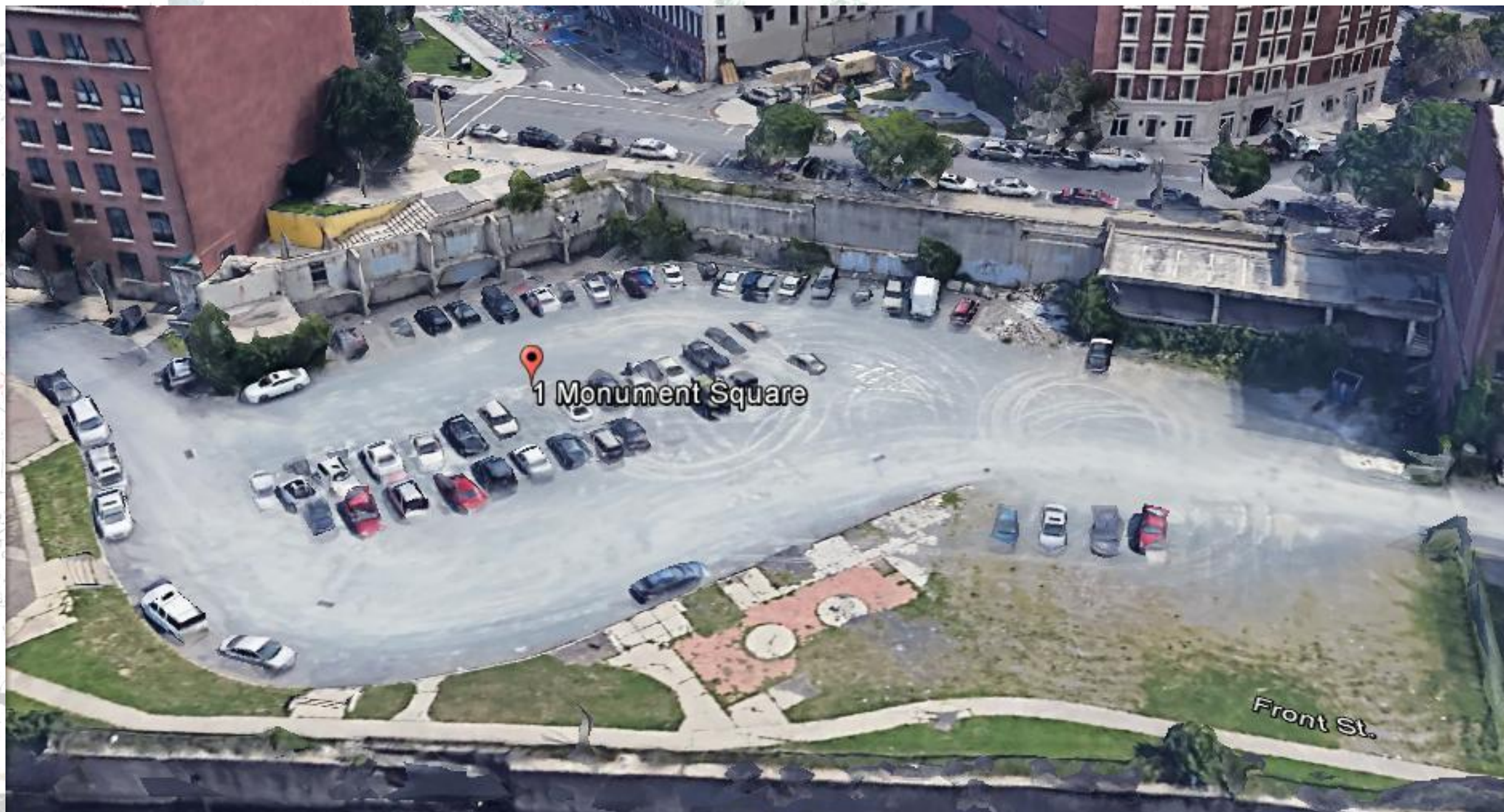
- Available funds.
- Relocating and upgrading utilities.
- Esplanade/connections to Riverfront Park.
- Two level parking structure.
- Elevator for accessibility.
- Grand stairway connection.
- Signature year-round, multi-use public plaza.
- Leveraging investment and partnerships to attract private development.





# Let's take a look at the possible future of One Monument Square





1 Monument Square

Front St.









Google Earth

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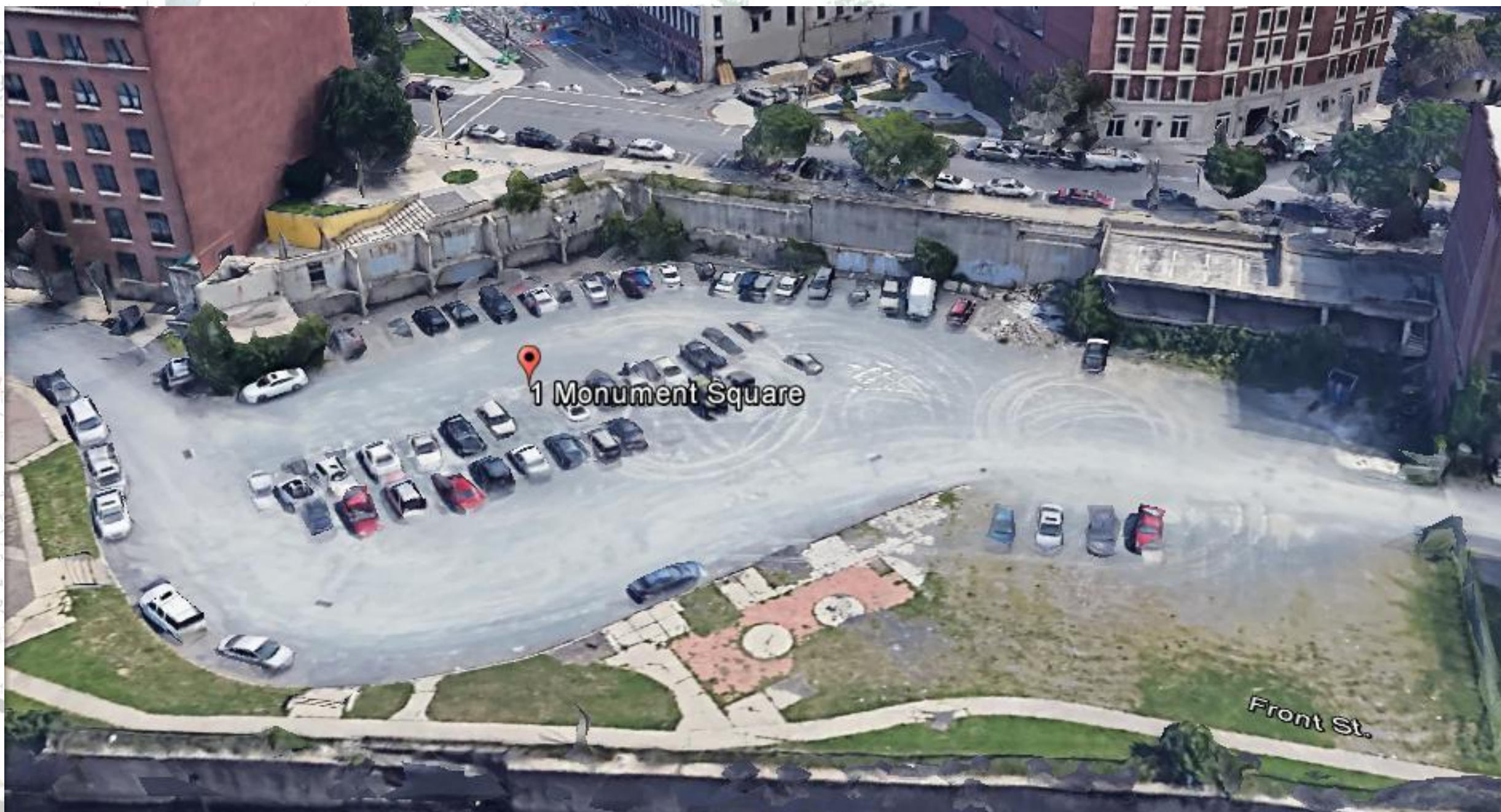
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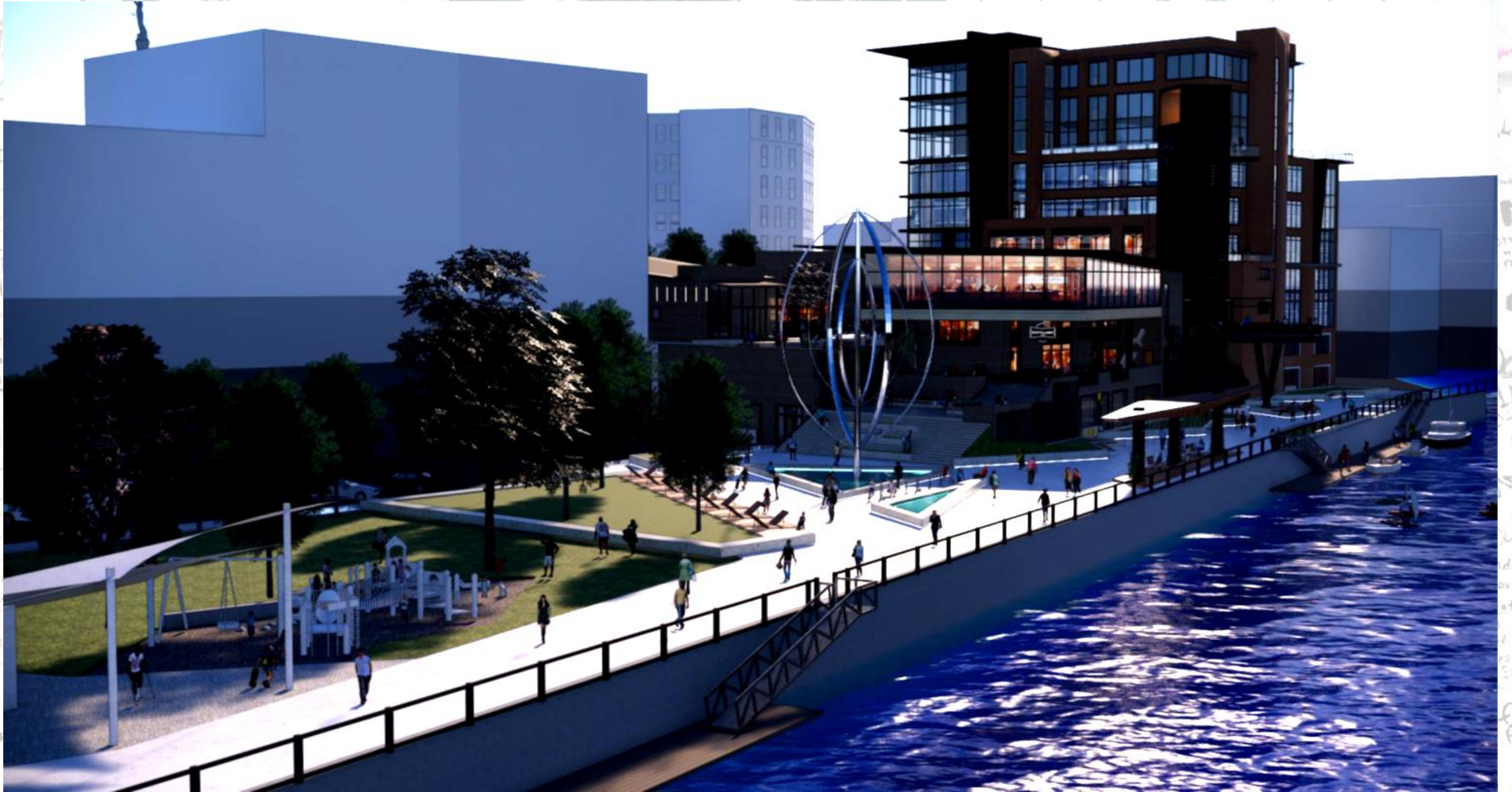












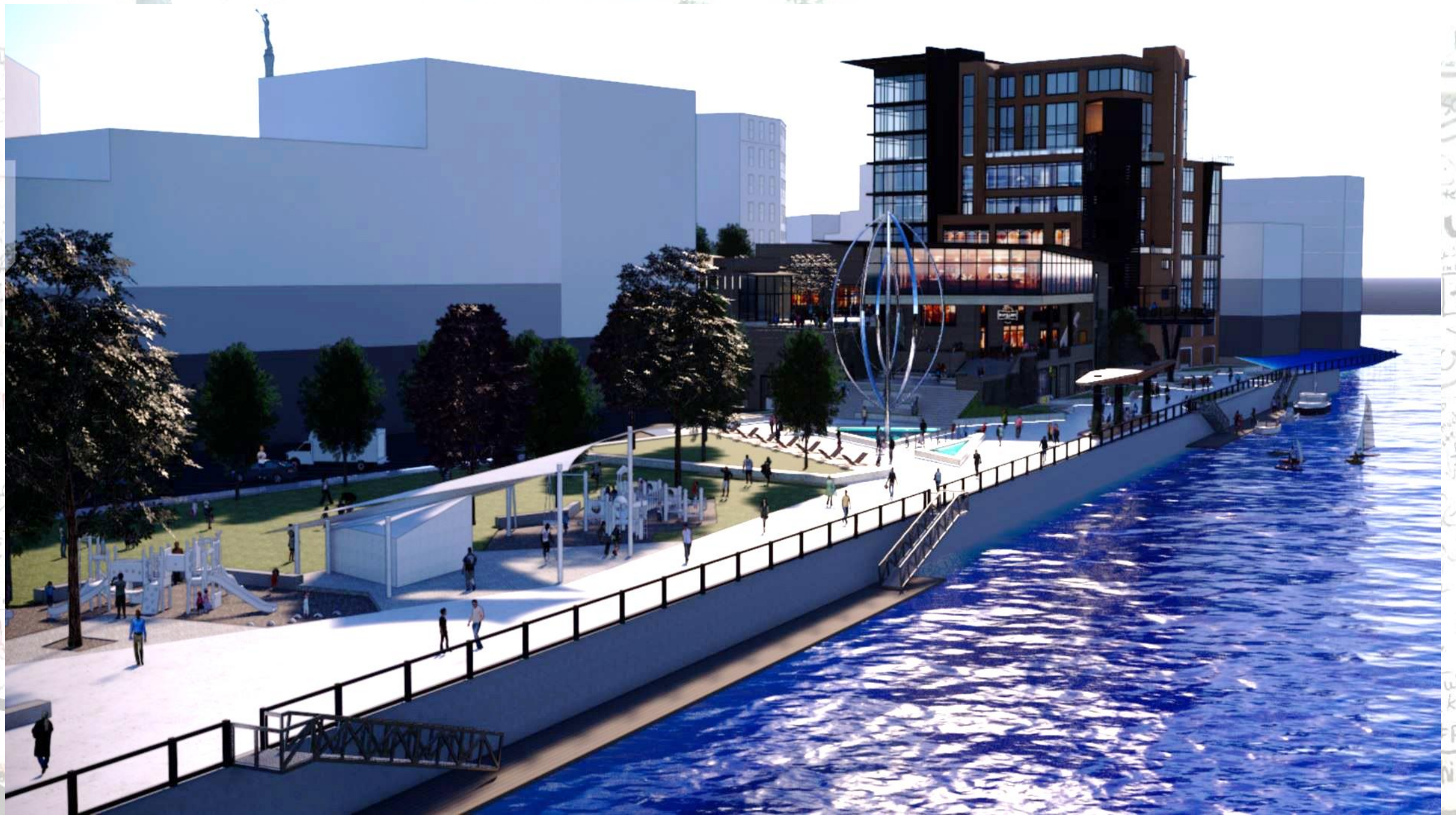


















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# What's Next?

- Design and install utility upgrades and general site preparations, and entrance aesthetics from River Street using existing funding.
- Develop financing plan:
  - Existing committed grants
  - New State and County funding
  - Other public and private investments
- Explore public and private partnerships more deeply (developers, tenants, nonprofits, municipal organizations, etc.).
- RFQ for design/build services.



[www.troyny.gov/1MSQ](http://www.troyny.gov/1MSQ)

# Other Questions?





THANK YOU